

084.0

0003

0010.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
868,700 / 868,700

APPRaised:

868,700 / 868,700

USE VALUE:

868,700 / 868,700

ASSESSED:

868,700 / 868,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		WASHINGTON AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MC LAINE PHILLIP L	
Owner 2:	MC LAINE KAREN M	
Owner 3:		

Street 1:	15 WASHINGTON AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	MC LAINE PHILLIP L-ETAL -
Owner 2:	MC LAINE MARY IRENE -
Street 1:	15 WASHINGTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1858, having primarily Vinyl Exterior and 2340 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
101		9000.000	384,500	1,200	483,000	868,700				52882
Total Card		0.207	384,500	1,200	483,000	868,700	Entered Lot Size			GIS Ref
Total Parcel		0.207	384,500	1,200	483,000	868,700	Total Land:			GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:	371.24	/Parcel: 371.2	Land Unit Type:			Insp Date

PREVIOUS ASSESSMENT **Parcel ID** 084.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,500	1200	9,000.	483,000	868,700	868,700	Year End Roll	12/18/2019
2019	101	FV	291,200	1200	9,000.	476,100	768,500	768,500	Year End Roll	1/3/2019
2018	101	FV	291,200	1200	9,000.	365,700	658,100	658,100	Year End Roll	12/20/2017
2017	101	FV	291,200	1200	9,000.	345,000	637,400	637,400	Year End Roll	1/3/2017
2016	101	FV	291,200	1200	9,000.	317,400	609,800	609,800	Year End	1/4/2016
2015	101	FV	284,700	1200	9,000.	296,700	582,600	582,600	Year End Roll	12/11/2014
2014	101	FV	284,700	1200	9,000.	273,200	559,100	559,100	Year End Roll	12/16/2013
2013	101	FV	284,700	1200	9,000.	273,200	559,100	559,100		12/13/2012

SALES INFORMATION **TAX DISTRICT** **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC LAINE PHILLI	52022-501		12/29/2008	Family		1	No	No	
FLETT MARY IREN	26224-459		4/12/1996			100	No	No	F

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
7/20/2007	604	Addition	By Name
		190,000 C	
		G9	
		GR FY09	
		complete 2nd floor	
		Date	Result
		10/12/2018	MEAS&NOTICE HS Hanne S
		12/12/2008	Meas/Inspect 189 PATRIOT
		1/21/2000	Mailer Sent
		1/21/2000	Measured 264 PATRIOT
		12/1/1981	CM

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	6 - Colonial			Full Bath:	1	Rating:	Very Good	PDAS.																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																					
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good																				
Foundation:	1 - Concrete			A 3QBth:	1	Rating:	Good																				
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																				
Prime Wall:	4 - Vinyl			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																				
Color:	BROWN			A Kits:		Rating:																					
View / Desir:				Fpl:	1	Rating:	Good																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1858	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	No Unit	RMS	BRS	FL																
Prim Int Wall:	1 - Drywall			Functional:		%		1	7	3	M																
Sec Int Wall:		%		Economic:		%																					
Partition:	T - Typical			Special:		%																					
Prim Floors:	3 - Hardwood			Override:		%																					
Sec Floors:		%		Total:	18.6	%		Totals																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Gar:	1			Size Adj.:	1.21089745								BMT	Basement		936	60,160	56,310									
Electric:	3 - Typical			Const Adj.:	0.99989998								FFL	First Floor		936	151,350	141,661									
Insulation:	2 - Typical			Adj \$ / SQ:	151.347								SFL	Second Floor		936	151,350	141,661									
Int vs Ext:	S			Other Features:	128071								OPP	Open Porch		184	25,460	4,686									
Heat Fuel:	1 - Oil			Grade Factor:	1.00																						
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																						
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100	% AC:	100	LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO	Adj Total:	472388																						
% Com Wall:		% Sprinkled:		Depreciation:	87864																						
				Depreciated Total:	384524																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																			
Make:																											
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	151.35																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
A2	WOOD SHD	D	Y	1	10X10	A	AV	1999		8.00	T	16	101					700									
19	Patio	D	Y	1	16X12	A	FR	1980		4.20	T	39	101					500									
PARCEL ID 084.0-0003-0010.A																AssessPro Patriot Properties, Inc											
More: N				Total Yard Items:				1,200				Total Special Features:								Total:				1,200			